

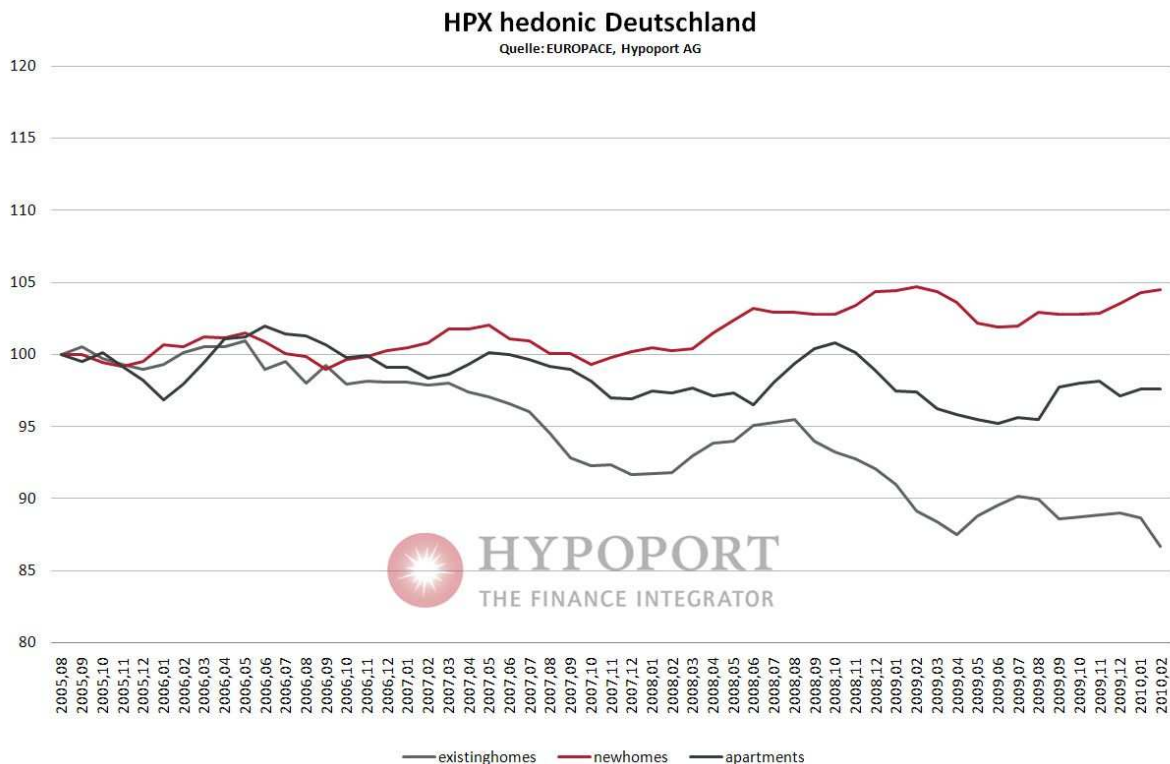
Press release

Real estate

Hedonic house price index issued by Hypoport AG: March 2010

Berlin, 16 April 2010: The total index is again showing a marked increase at the end of the first quarter 2010, due solely to the index for apartments. Both of the house indices (new and existing homes) moved sideward in March: The index for new homes stabilised at a very high level, whereas the index for existing homes stopped its decline. Houses can be expected to continue stabilising over the coming months.

The HPX indices in summary:



Assessment and forecast:

The latest economic figures and the job index issued by the Federal Labour Agency both indicate that the German economy is in a phase of positive development. The situation on the labour market seems to be relaxing for the first time since the crisis began. And there are signs of revived activity in new construction projects: For the first time in ages, the number of building permits has shown an increase. This development was helped quite clearly, not just by the improved outlook for the future, but also by government-subsidised pension schemes, such as "Wohnriester". Despite increased activity in new

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construction projects, the sector can be expected to stabilise rather than witness strong price increases over the short term. As such, all indices can also be expected to stabilise although the index for new homes could well post renewed increases towards the end of summer.

The HPX indices in detail:

Declining: Total index

| Month | Index value | Month-on-month change |
|---------------|-------------|-----------------------|
| March 2010 | 289.63 | + 0.32 % |
| February 2010 | 288.71 | - 0.63 % |
| January 2010 | 290.53 | + 0.29 % |

The total index posted a slight increase of 0.32 percent in March compared with the previous month (February 2010: 288.71 points). Since the indices for both new and existing homes remained stable, the increase was due solely to the strong gains in prices for apartments. For the first time in a year, the index has therefore posted a year-on-year gain of 0.22 percent (March 2009: - 0.71 percent).

Strongly increasing: Prices for apartments ("apartments")

| Month | Index value | Month-on-month change |
|---------------|-------------|-----------------------|
| March 2010 | 98.48 | + 0.91 % |
| February 2010 | 97.59 | + 0.01 % |
| January 2010 | 97.58 | + 0.44 % |

In March, the index for apartments rose by 0.91 percent to its current level of 98.48 points. In doing so, it continued the trend witnessed the two months previously (January 2010: + 0.44 percent; February 2010: + 0.01 percent). For the first time since October 2008, the index for apartments is higher by month-on-month, quarter-on-quarter and year-on-year comparison.

Stable: Prices for new single-family and two-family homes ("new homes")

| Month | Index value | Month-on-month change |
|---------------|-------------|-----------------------|
| March 2010 | 104.42 | - 0.05 % |
| February 2010 | 104.47 | + 0.19 % |
| January 2010 | 104.27 | + 0.72 % |

The index for new single-family and two-family homes remained stable in March, posting only a minor drop of 0.05 percent to 104.42 points. As such, the price index falls just short of the threshold of 105 points. Quarter-on-quarter, the index for new homes has increased by 0.87 percent and is back at the level last witnessed in winter 2008, where the index topped 104 points in each of the months of December, January and February.

Stable: Prices for existing single-family and two-family homes ("existing homes")

| Month | Index value | Month-on-month change |
|---------------|-------------|-----------------------|
| March 2010 | 86.73 | + 0.09 % |
| February 2010 | 86.65 | - 2.29 % |
| January 2010 | 88.68 | - 0.39 % |

By month-on-month comparison, the prices for existing homes posted a minor gain of 0.09 percent to 86.73 points (February 2010: 86.65 points). The index is currently 2.58 percent short of the level witnessed in December 2009 (89.03 points). Since January of last year, it has therefore continually fallen short by year-on-year comparison and is currently 1.86 percent behind (January 2009: 88.37 points).

Method of calculating the hedonic HPX indices

The house price indices are based on actual transaction data obtained from the EUROPACE platform and are compiled by Hypoport AG on a monthly basis. Hypoport AG operates the EUROPACE platform as Germany's only independent marketplace. EUROPACE now processes some ten percent of all private mortgage transactions in Germany. The total index represents the average aggregate of the individual indices. More information on how the hedonic index is calculated is available at <http://www.hypoport.de/indizes.html>.

About Hypoport AG

Hypoport Group is an internet-based all-round financial services provider based in Berlin. The Group employs some 450 people. The company has been listed in the Prime Standard on Deutsche Börse since the end of 2007. Its business model consists of two reciprocally beneficial pillars – the sale of financial products (Dr. Klein & Co. AG) and the provision of a platform for transacting financial products via the internet.



Hypoport operates the EUROPACE B2B financial marketplace, which is the largest German online platform for transacting financing products. A fully integrated system links more than 40 banks with several thousand financial advisors, thus enabling the quick and direct agreement of contracts. The platform's highly automated processes generate considerable cost benefits. Nowadays, EUROPACE processes some 400 financing transactions every day. Hypoport AG publishes the monthly house price index (HPX) based on real transaction data.

A list of the banks and service providers that use the platform can be found at <http://www.hypoport.de/partner.html>. The Annual Report 2009 is available for download at <http://www.hypoport.de/publikationen.html>.

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